

Simon Wilson
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Stanhope Road
Highgate
London N6 5AL
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By e-mail and post

To Tania Skelli Planning Officer
Harringay Planning Regeneration and Economy
Level 6
River Park House
Wood Green
N22 8HQ

Re: Planning Application HGY/2023/0949

Application Type: Full planning permission

Address: Alford Mews, 50, 52 and 54 Stanhope Road, London N6 5AL

Proposal: Erection of two semi-detached two-bedroom houses, parking and associated infrastructure

Dear Tania

Please find below the planning points of objections to this planning application

Design and Impact on Conservation Area

- The proposed development results in the loss of a significant quantum of amenity space for residents which serves multiple amenity functions. Parking of cars would become a more significant problem and insufficient for the number of flats in the two blocks (which have both recently been extended on the roofs)
- The proposed development has a negative impact on the character and appearance of the conservation area. The proposals are of a utilitarian, block like design with bland facades in its current form that detracts from the pattern of built form in the surrounding area, particularly within the conservation areas, where there is typically larger separation between buildings.
- The proposal creates an infill development not typical of the Conservation Area, which is unacceptable in terms of design. The proposed development creates a severe over development of the site which is incongruous with the conservation areas; the built form within the conservation area is typically at a much lower density and with very little infill development and large spaces between buildings which conflicts without the nature of the development proposal.

- The proposed development detracts from the conservation area; a review of the area has found that the built form, whether flats or houses, are set within large grounds, with space between the built form which allows for trees and greenery to sit in between buildings thereby softening the impact of the built form. This key characteristic would be eradicated as a result of this development. As such, the development would therefore have an adverse impact on the character and appearance of the host building and the wider conservation area.
- The proposed development creates a significant volume of built form at the front of the site, especially when taking into account the cumulative impact with the bike and bin store. This built form is not mirrored on the opposite side of Stanhope Road where the flatted development is set a back from the road. As such, the proposed development is not considered to relate appropriately or sensitively to the surrounding area or the established street scene and represents significant overdevelopment of the site.
- The proposed development creates a site which appears congested with a lack of open space, it removes all space between buildings especially when taking into account the new bike and bin store, the proposed development leaves little space for greenery and blocks out any views across the site. At the scale of 3 storeys the proposed development is considered to constitute severe overdevelopment of the site due to the significant adverse impacts on privacy, outlook, amenity and enclosure.
- The proposed undercroft parking raises security issues with regards to lack of overlooking, lighting and enclosure which causes significant safety concerns for users of the car park and indeed existing residents due to the attraction of crime to the wider site. The proposed surface is also undesirable.
- The proposed development has a significantly adverse impact upon the character and appearance of the conservation area; the existing blocks of flats have been designed as a pair with an outlook onto Stanhope Road, therefore the impact of the proposed development is a clear obtrusive destruction to this view and the design intention which is common in the conservation area. In addition, by virtue of the proposed development an increased sense of enclosure is created which is not a typical feature of the conservation area.
- The proposed development neither preserves nor enhances the character and appearance of the Conservation Area and conversely has a significant adverse effect and also fails to preserve the open character of the site.

Amenity

- The proposed development creates a poor relationship between the existing buildings by virtue of the buildings location, size and scale.
- The proposed development creates a poor relationship between the existing residential building and proposed building, as both existing residents and future residents will become subject to a severe level of overlooking with only as little as 6.86 meters between the proposed building and 1-16 Alford House and 13 metres between 17-32 Alford house. However, it is also noted the distance of 13 metres between the built development edge of 17-32 Alford House and the proposed development, will feel significantly more enclosed in reality with enhanced overlooking issues due to the provision of the proposed amenity space in this section of the site, which when taking this into account the gap is reduced to only 9 metres.
- Due to the proximity of the proposed built form to existing residential windows (minimum distance of 6.86metres) the proposed development will adversely impact residential amenity. The existing residents' outlook will be decimated by the

proposal, in 17-32 Alford House in particular, where there is only 9 metres between residents' windows and a large, proposed hedge, which will result in a significant increased sense of enclosure for the existing residents.

- As a result, the proposed development will result in a high degree of overlooking between the properties, resulting in a material loss of privacy and outlook for the existing residents and a poor standard of accommodation for future residents, especially when considering proposed gardens will be of a minimal size and width.
- It is also stated that there will not be an unacceptable impact on sunlight/daylight and the developer has prepared a report to evidence this however this is yet to be provided.

Summary

On the basis of the above review of the development proposals, it is apparent that the proposed development represents a significant overdevelopment of the site, which has resulted in a development which is poorly laid out and poorly designed. Therefore, the proposals will have a significant and material adverse impact on neighbouring residential parking and amenity, as well as the character and appearance of the conservation areas. Moreover, the standard of proposed accommodation and proposed amenity space is also poor. As a result, the proposed development fails to accord with Local Plan policies SP11 'Design', SP12 'Conservation', DM1 'Delivering High Quality Design', DM2 'Accessible and Safe Environments', DM6 'Building Heights', DM7 'Development on Infill, Back Land and Garden Land Sites', DM9 'Management of the Historic Environment' and Policies DH2 'Development Proposals in Highgate's Conservation Area' and DH10 'Garden Land and Back Land Development' of the Highgate Neighbourhood Plan and should therefore be refused.

Regards

Simon Wilson